

1 **CITY COUNCIL OF THE CITY OF ANNAPOLIS**

2
3 **ORDINANCE NO. O-27-02 Revised Amended**

4
5 **Introduced by Alderman Hoyle**
6

7
8 **AN ORDINANCE** concerning
9

10 **Business Corridor Enhancement District**

11
12 **FOR** the purpose of increasing residential opportunities in the business corridor
13 enhancement district; better articulating positive residential design guidelines along
14 such corridors; increasing the permitted uses in the BCE district; requiring that
15 specific uses comply with certain standards; specifying the minimum lot area and
16 the minimum lot width for a multi-family residential use; specifying the minimum
17 requirement for off-street parking accessory to multi-family residential use; allowing
18 the director of planning and zoning to modify the site access criteria for sites
19 developed in the BCE district based on certain factors; and matters generally
20 relating to said district.
21

22 * * * * *

23
24 **BY** repealing and re-enacting, with amendments
25 Title 21
26 Chapter 21.75
27 Sections 21.75.010 - 21.75.020
28 Code of the City of Annapolis
29 (1996 Edition and Supplement)
30

31 **BY** adding new
32 Title 21
33 Chapter 21.75
34 Section 21.75.025
35 Code of the City of Annapolis
36 (1996 Edition and Supplement)
37

38 **BY** repealing and re-enacting, with amendments
39 Title 21
40 Chapter 21.75
41 Sections 21.75.050 - 21.75.060
42 Code of the City of Annapolis
43 (1996 Edition and Supplement)
44

1 **BY** repealing and re-enacting, with amendments
2 Title 21
3 Chapter 21.75
4 Sections 21.75.090 - 21.75.100
5 Code of the City of Annapolis
6 (1996 Edition and Supplement)
7

8 **BY** repealing and re-enacting, with amendments
9 Title 21
10 Chapter 21.75
11 Sections 21.75.120
12 Code of the City of Annapolis
13 (1996 Edition and Supplement)
14

15 **BY** adding new
16 Title 21
17 Chapter 21.75
18 Section 21.75.130
19 Code of the City of Annapolis
20 (1996 Edition and Supplement)
21

22 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
23 **COUNCIL** that the Code of the City of Annapolis shall read as follows:
24

25 **Sec. 21.75.010 Authority and purpose.**
26

27 A business corridor enhancement district is hereby established. The purpose of
28 establishing this district is to increase commercial **and certain residential** opportunities **and**
29 **to promote and encourage mixed use** while protecting the aesthetic and visual character
30 of lands adjacent to the major business corridors. All development proposed within this
31 district shall be subject to the procedures, standards and guidelines specified in the
32 following sections in addition to those standards contained in Chapter 21.98. In particular,
33 the purpose of the business corridor enhancement district is to encourage and better
34 articulate positive commercial **and certain residential** design guidelines along commercial
35 corridors, protect adjacent uses from the impacts of commercial development and to
36 provide for the safe and efficient use of adjacent roadway corridors. This will be
37 accomplished through evaluation of proposed developments within this zone by
38 administrative review as established in this title. There shall be no alteration of the existing
39 condition of the lands, uses or structures within the business corridor enhancement district
40 from the date of enactment of this section henceforth except as provided for by this section
41 or by other sections of this title.

Sec. 21.75.020 Permitted uses.

The following uses are permitted in the BCE district:

A. All retail and service uses permitted in the B3 zone, including but not limited to the uses listed below. However, any such uses that exceed twenty-five thousand square feet of gross floor area shall be special exceptions as noted in Section 21.75.030. Furthermore, uses listed in the B3 zone as being subject to standards shall be subject to the same standards. To the extent that there are any discrepancies between uses set forth in the B3 zone and uses set forth herein, the provisions of this chapter shall control.

B. Office:

1. Government;
2. Professional;
3. Medical;
4. Veterinarian;
5. Business and Professional;

C. Retail and Service Uses:

1. Antique store;
2. Art shop, gallery, supplies;
3. Banks and financial institutions;
4. Barbershop;
5. Beauty parlor;
6. Bicycle sales, rental, repair;
7. Building material sales;
8. Business machine sales and service;

- 1 9. Business supply;
- 2
- 3 10. China and glassware;
- 4
- 5 11. Coin and stamp store;
- 6
- 7 12. Computer and communications products, sales, rental and service
- 8 businesses;
- 9
- 10 13. Department store;
- 11
- 12 14. Drug store;
- 13
- 14 15. Dry cleaning;
- 15
- 16 16. Dry goods;
- 17
- 18 17. Dressmaking/tailoring;
- 19
- 20 18. Dry goods store;
- 21
- 22 19. Fabric store;
- 23
- 24 20. Florist;
- 25
- 26 21. Furniture sales;
- 27
- 28 22. Furriers;
- 29
- 30 23. Gift shops;
- 31
- 32 24. Hardware/garden supply store;
- 33
- 34 25. Hardware, paint and wallpaper store;
- 35
- 36 26. Hobby shops;
- 37
- 38 27. Home improvement store;
- 39
- 40 28. Interior decoration;
- 41

- 1 2629. Jewelry sales and repair;
2
3 2730. Locksmith;
4
5 2831. Medical supply;
6
7 2932. Millinery;
8
9 3033. Musical instrument sales and repair;
10
11 34. Nautical supplies;
12
13 35. Optical sales and service;
14
15 3136. Optician;
16
17 37. Package and mailing service;
18
19 3238. Paint and wallpaper sales;
20
21 39. Photocopying and reproduction service;
22
23 3340. Picture framing;
24
25 3441. Photography studio;
26
27 3542. Radio and TV sales;
28
29 3643. Record stores;
30
31 3744. Shoe sales and repair;
32
33 3845. Sporting goods;
34
35 3946. Ticket office;
36
37 4047. Toy store;
38
39 48. Variety service store;
40
41 4149. Video sales and rental;

1 4250. Wearing apparel;
2

3 D. Motor Vehicle Related Uses:
4

5 1. Auto parts sales;
6

7 2. Vehicle repair and maintenance;
8

9 3. Vehicle rental;
10

11 4. Vehicle sales and service;
12

13 E. Food and Beverage Service -- Subject to the Specific Standards of Section
14 21.30.025:
15

16 1. Bake shop/bakery;
17

18 2. Catering establishment;
19

20 3. Coffee shop, including outdoor dining;
21

22 4. Ice cream store;
23

24 35. Market, open air;
25

26 46. Restaurant, class II, standard;
27

28 57. Restaurant, class III, miscellaneous, except food service marts:
29

30 a. Delicatessen;
31

32 b. Food service mart-;
33

34 8. Supermarket, not to exceed 25,000 square feet;
35

36 F. Residential, Special Service, Uses:
37

38 1. Elderly housing;
39

40 2. Nursing care facility;
41

1 G. Religious Uses:

2
3 1. Church, chapel, temple, synagogue;

4
5 2. Rectory, parish, parish house;

6
7 H. Education or Cultural Uses:

8
9 1. Art or cultural center;

10
11 2. Group day care center;

12
13 23. Library, public;

14
15 34. School, private;

16
17 45. School, public;

18
19 56. Visitor center;

20
21 **Sec. 21.75.025 Permitted uses subject to standards.**

22
23 A. Generally. The following use is permitted in the BCE district, subject to the
24 standards enumerated in subsection C of this section: multi-family residential uses, which
25 may include structured parking as a component thereof.

26
27 B. Site development plan. A site development plan may be approved by the
28 department of planning and zoning, subject to a determination that the plans for the project
29 comply with the standards enumerated in subsection C.

30
31 1. The applicant shall provide documentation that demonstrates the site
32 development plans are in compliance with all requirements set forth in this section.

33
34 2. The standards are in addition to all other applicable requirements of the BCE
35 zoning district and of Chapter 21.98, Site Design Plan Review.

36
37 C. Notwithstanding the development standards set forth elsewhere in this
38 chapter, the uses set forth in subsection A of this section shall comply with the following
39 standards:

40
41 1. Lot Size.

1 a. The minimum lot size for a multi-family residential use in a BCE district shall
2 be two acres, except that the residential component of a unified development plan on such
3 a lot may be developed on a parcel of a minimum of twenty thousand square feet.

4
5 b. The minimum lot width shall be one hundred feet and the minimum lot depth
6 shall be one hundred feet.

7
8 c. The maximum number of dwelling units per acre shall not exceed sixty.

9
10 2. Building Height.

11
12 a. Notwithstanding the provisions of Section 21.06.130, a multi-family
13 residential use in a BCE district shall not exceed four stories and sixty-five feet in height.

14
15 b. A loft or intermediate story between a floor and a ceiling of a full story shall
16 not be treated as a story.

17
18 c. A multi-family residential use in a BCE district shall not be subject to the
19 provisions of Section 21.75.090(D)(2) hereof.

20
21 3. Lot Coverage. A multi-family residential structure and its accessory
22 structures in a BCE district shall not exceed eighty percent lot coverage.

23
24 4. Building Bulk. A multi-family residential use in a BCE district shall not
25 exceed a floor area ratio of 2.0.

26
27 5. Parking and Loading.

28
29 a. Parking and loading spaces shall be provided for a multi-family residential
30 use in a BCE district in accordance with the provisions of Chapter 21.26 and Section
31 21.75.100.

32
33 b. Sufficient street-level parking shall be provided to accommodate commercial
34 uses and office visitors;

35
36 c. Parking spaces wherever reasonably possible shall be located in the rear or
37 interior courtyard or plaza areas; if structured parking is provided then it shall be screened
38 by buildings or landscaped wherever reasonably possible;

39
40 d. In accordance with Section 21.04.250 A, parking structures or spaces shall
41 not be counted as part of floor area for purposes of floor area ratio calculations.

1 e. The loading berth requirement for a multi-family residential use in a BCE
2 district shall be as specified in Section 21.26.020 G.

3
4 f. Notwithstanding the provisions of Section 21.64.230, off-street loading berths
5 for such multi-family residential uses and other BCE uses developed in conjunction
6 therewith may provide requisite off-street loading berths in the front or side yard of the lot.
7

8 g. Notwithstanding the provisions of Section 21.64.280, loading berths provided
9 for the multi-family residential use may be used to satisfy the loading berth requirements
10 for non-residential uses on the site.

11
12 h. Parking areas shall be provided for bicycles.
13

14 6. Retail and/or office use shall be required as an integral component of a multi-
15 family residential project and the project design shall allow for such uses on the ground
16 floor.
17

18 7. Streetscape/Landscaping.
19

20 a. The streetscape shall be of an urban character with street trees, street
21 lighting, controlled pedestrian crossings, dedicated bicycle facilities, benches and other
22 streetscape elements, as determined by the director of planning and zoning. Public courts
23 and plazas shall be open to the street or connect to pedestrian walkways. Such areas
24 shall be well planted and shall be paved for pedestrian circulation.
25

26 b. Pedestrian traffic through and around the use shall be separated from
27 driveways and parking areas through the use of sidewalks, pathways, crossings and other
28 marked pedestrian ways.
29

30 c. Sidewalks along streets designated as major or minor arterial in the
31 comprehensive plan shall be a minimum of fifteen feet wide; sidewalks along all other
32 streets shall be a minimum of twelve feet wide.
33

34 d. Buffer areas adjacent to public streets shall have street trees a minimum of
35 thirty-five feet on-center and a maximum of forty-five feet on-center along with planting
36 beds buffering pedestrians from vehicular traffic.
37

38 e. Pedestrian features such as benches, lighting and pavers shall be designed
39 in a consistent manner.
40

1 f. Interior courtyards, boulevards and plaza areas shall be adequately
2 landscaped, and include adequate sitting areas.

3
4 g. An exterior lighting plan, including a fixture schedule, shall be provided, that
5 shall insure that site lighting is designed at appropriate levels to achieve public safety
6 without creating excessive glare or high intensity. High pressure sodium (yellow-orange)
7 shall be prohibited for exterior use, and for the interior use in parking areas where the
8 lighting is visible from the outside. A reduction intensity lighting may be required after
9 installation if a determination is made that the lighting is too bright or creates excessive
10 glare.

11
12 h. The applicant shall explore the possibility of utilizing green roof technology,
13 unless proven not commercially feasible, as determined by the director of planning and
14 zoning.

15
16 i. A Planting Soils Improvement Plan shall be reviewed and approved prior to
17 the issuance of grading permits, sufficient to provide for the long term health of all
18 plantings and to meet the principles and recommendations for soils for urban tree plantings
19 outlined in "Architectural Graphic Standards 10th Edition", pages 178 through 182,
20 published by John Wiley & Sons, 1998.

21
22 8. Building/Architecture. For the purpose of achieving a high quality level of
23 design while also providing flexibility for creative design solutions, the following building
24 and architectural standards shall apply:

25
26 a. Buildings shall be designed with a diversity of architectural styles that
27 enhance the visual identity and integrity of this important gateway to the city of Annapolis;

28
29 b. Street facing facades shall provide several pedestrian access points;

30
31 c. Buildings, rather than parking, shall be generally oriented towards adjacent
32 public streets creating an active, urban-type frontage;

33
34 d. Mixed-use buildings fronting on an arterial street shall provide opportunities
35 for ground-floor retail or other commercial space with residential, hotel or office uses
36 above;

37
38 e. Buildings with ground-floor retail shall have all retail entrances facing the
39 public or private streets or interior courtyards or plazas of the site;

40

1 f. The ground floor shall be differentiated from the upper floors to establish a
2 distinct base for the building;

3
4 g. The exterior facades of the building shall be articulated in a human scale;

5
6 h. The mass of large scale building shall, where possible, be divided into
7 smaller elements or parts to minimize any negative impact on adjacent streets;

8
9 i. Buildings shall be constructed of quality, durable materials appropriate to the
10 vernacular architecture of Annapolis, including brick, stone, wood and/or concrete;

11
12 j. The visibility of all parking facilities from any street or residential zoning
13 district shall be minimized whenever possible;

14
15 k. Visible facades of parking facilities shall be designed to be compatible with
16 the architectural character of surrounding structures.

17
18 9. Traffic impact.

19
20 a. A traffic impact study shall be required, the scope of which shall be
21 determined by the director of planning and zoning.

22
23 b. Any adverse impact by the use on critical lane levels of service at adjoining
24 intersections shall be mitigated by the applicant as required by the director of planning and
25 zoning.

26
27 10. Common open space. Permanent usable common open space equal to a
28 minimum of ten percent of the lot area shall be identified and dedicated for passive
29 recreational activities or limited active recreation, subject to the following requirements:

30
31 a. The area of each parcel of common open space shall be of such minimum
32 dimensions as to be functionally usable.

33
34 b. Common open space areas shall be convenient to the dwelling units they are
35 intended to serve.

36
37 c. The area required for parking lot landscaping or buffers shall not be included
38 in the common open space calculation.
39

1 d. Up to fifty percent of the common open space may include community
2 meeting rooms and indoor recreational facilities, such as club houses and exercise
3 facilities.
4

5 e. Any area dedicated for open space purposes shall be described in
6 appropriate subdivision dedications, covenants and/or deed restrictions approved by the
7 city attorney which demonstrate that:
8

9 1. The use of the common open space shall continue for the life of the
10 project for the purpose specified;
11

12 2. Appropriate provisions shall be made for the maintenance of the
13 common open space areas; and
14

15 3. Common open space areas shall not be used for a commercial
16 enterprise admitting the public for a fee.
17

18 f. The type of ownership of land dedicated for common open space purposes
19 shall be selected by the owner, developer or subdivider, subject to the approval of the
20 director of planning and zoning. Type of ownership may include, but is not limited to the
21 following:
22

23 1. The city, subject to the acceptance of the city council;
24

25 2. Homeowner, condominium or cooperative associations;
26

27 3. Shared, undivided interest by all property owners;
28

29 4. The project owner.
30

31 g. The owner of the common open space shall be responsible for its continuing
32 upkeep and proper maintenance.
33

34 E. Subdivision plat. Notwithstanding any other provisions of the city code to the
35 contrary, a subdivision plat in accordance with the requirements of Title 20 shall be
36 approved by the planning commission for all site development plans in the BCE district.
37

38 1. Notwithstanding the provisions of Section 20.08.030, an administrative
39 exemption to the subdivision plat shall not be allowed.
40

2. In approving the subdivision plat, the planning commission shall determine that the design and development of the project is in compliance with all applicable goals and policies of the comprehensive plan and any legislatively adopted sector studies or other legislatively adopted planning studies for the area in which the project is located.

F. Modifications to standards. In acting upon the subdivision plat, the planning commission shall have the authority to modify any of the foregoing standards or other BCE development standards set forth herein, provided the planning commission shall find based on the evidence presented in each case that the proposed modification to the standard complies with all of the following criteria:

1. The objectives underlying the standards can be met without strict adherence to them;

2. Because of peculiarities in the parcel of land to be developed or the facilities proposed, it would be unreasonable to require strict adherence to the standards;

3. The modification is in the public interest and is necessary in order to further the purposes of the BCE district; and

4. The modification is in compliance with all applicable goals and policies of the comprehensive plan or other legislatively adopted planning studies for the area in which the project is located.

G. Modifications to approved site development plan. All substantive changes or modifications to the approved site development plan shall require review and approval by the planning commission in accordance with the above referenced standards and subdivision plat approval.

Sec. 21.75.050 Lot size--Requirements.

Unless as otherwise specified in this section, the minimum lot size in the BCE district is five thousand square feet, and the minimum lot width in the BCE district is fifty feet, except that any lots or parcels of land created after October 11, 1993 shall not have direct curb cut or driveway access to roads functionally classified as major or minor arterial roads in the comprehensive plan.

Use	Minimum Lot Area	Minimum Lot Width
Motor vehicle sales	1.5 acres	150 feet

Education and cultural institutions	20,000 sq. ft.	90 feet
Religious institutions	20,000 sq. ft.	90 feet
Hotel, motel, inn	1 acre	200 feet
Multi-family residential	2 acres	100 feet

Sec. 21.75.060 Building bulk.

In the BCE district the following bulk, height and lot coverage restrictions shall apply, **except as allowed under Section 21.75.025:**

A. Height. The maximum height of buildings and structures shall be as follows:

1. 2.5 stories, not exceeding thirty-five feet in height, for structures located within fifty feet of residentially zoned lots;
2. Four stories, not exceeding forty-five feet in height, for structures located in excess of fifty feet from residentially zoned lots.

Sec. 21.75.090 Design standards.

The compatible relationship of architecture along roads in the business corridor enhancement district is of critical public concern for any buildings or site improvements. The intent of the design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on the visual experience from the roadway. To accomplish this, the administrative review shall adhere to the following guidelines for proposed structures, site improvements, signs and streetscape improvements:

A. General.

1. This section governs the design and layout of sites and structures within the BCE district;
2. The planning commission, after public hearing, may adopt additional design guidelines which are supplementary to, but not in conflict with, the design guidelines specified in this section;
3. The guidelines in this section are intended to supplement the requirements of Sections 21.98.010 through 21.98.160. Where the standards are in conflict, the more restrictive provisions shall apply.

1 B. Relationship of Buildings to Site.

2
3 1. The site shall be planned to accomplish a desirable transition with the
4 streetscape and to provide for adequate planting, safe pedestrian movement, and parking
5 areas;

6
7 2. Site planning in which setbacks and yards are in excess of zoning restrictions
8 is encouraged to provide an interesting relationship between buildings;

9
10 3. Parking areas shall be treated with decorative elements, building wall
11 extensions, plantings, berms or other innovative means so as to screen parking areas from
12 view from public ways;

13
14 4. Without restricting the permissible limits of the applicable zoning district, the
15 height and scale of each building shall be compatible with its site and existing (or
16 anticipated) adjoining buildings;

17
18 5. Newly installed utility services and service revisions necessitated by exterior
19 alterations, shall be underground.

20
21 C. Streetscape Improvements and External Changes. Streetscape
22 improvements include those architectural or functional facilities or structures which occur
23 on site but are not part of the building and which encourage and facilitate human
24 interaction with the environment. Examples include, but are not limited to the following:
25 decorative light fixtures, fountains, sculpture, benches and tables, planters, retaining walls,
26 pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures,
27 vendor areas, bollards and fences. These improvements shall be designed to be
28 consistent with all guidelines listed above, and shall be reviewed for aesthetic functionality
29 and compatibility with the prevailing character.

30
31 D. Infill Design.

32
33 1. General. The construction of new infill buildings should look appropriate and
34 compatible as part of their surroundings. The appearance of these new buildings also must
35 be sensitive to the character of the commercial neighborhood in which they are located.

36
37 2. Height.

38
39 a. The variation between the height of the new building and the height of
40 adjacent buildings should not vary by more than one story within thirty feet from any
41 existing adjacent building;

1 b. The height of a building in excess of forty-five feet should be set back fifty
2 feet from the front line and fifty feet from the rear lot line.

3
4 3. The standards of this subsection shall not apply to site development plans
5 for multi-family residential projects approved in accordance with the provisions of Section
6 21.75.025.

7
8 **Sec. 21.75.100 Parking.**

9
10 A. General. Off-street parking and loading shall be provided in accordance with
11 provisions of this chapter, Chapter 21.64 and Chapter 21.98.

12
13 B. Minimum Requirements. Off-street parking accessory to uses shall be
14 provided as follows:

15
16 1. Office: one space per three hundred square feet.

17
18 2. Retail and service: one space per two hundred square feet.

19
20 3. Food and Beverage.

21
22 a. Restaurants and bars: spaces equal to thirty percent of capacity;

23
24 b. Other: one space per two hundred square feet.

25
26 4. Residential Special Service.

27
28 a. Elderly Housing: one space per each apartment, unless within five hundred
29 feet of a bus stop in which case one space per each two apartments;

30
31 b. Nursing Care: one space per four beds and one per each two employees
32 plus one per each doctor assigned to staff.

33
34 5. Educational.

35
36 a. Schools: one space per teacher cultural and staff member;

37
38 b. Other: one space per four hundred square feet.

39
40 6. Community Uses: spaces equal to thirty percent capacity.

41

1 7. Recreation/commercial Uses: spaces equal to thirty percent capacity.

2
3 8. Public Service and Utility Uses: one space for each two employees plus
4 additional spaces as determined by the director of planning and zoning to serve the public.

5
6 9. General Light Industrial: one space per each two employees, plus one space
7 per each three hundred square feet of accessory retail.

8
9 10. Automobile Sales and/or Service.

10
11 Office 3 spaces/1000 sf gfa
12 Retail/showroom 5 spaces/1000 sf gfa
13 Service/repair 3 spaces/1000 sf gfa
14 plus 1 space/employee

15
16 11. Special Exceptions Not Noted Above.

17
18 a. Motor Vehicle Service Stations: one space for each two employees plus one
19 space for the manager;

20
21 b. Auto Laundries: one parking space for each three employees, plus one
22 space for the owner or manager, plus reservoir parking/queuing spaces equal to five times
23 the maximum capacity of the automobile laundry;

24
25 c. Hotel, Motel, Inn: one space per each three rooms plus additional parking
26 as determined by the director of planning and zoning for auxiliary/accessory uses.

27
28 12. Religious Institutions: one space for each six seats.

29
30 13. Multi-family residential uses: 1.8 spaces per dwelling unit.

31
32 C. Parking Lot Landscaping. Parking lot landscaping shall be provided pursuant
33 to the requirements of Section 21.75.080 (bufferyards), Section 21.75.090 (design
34 standards) and Chapter 21.64.

35
36 **Sec. 21.75.120 Site access criteria.**

37
38 The proposed development project shall be designed to minimize left turn
39 movements or conflicts on the site and in the street. Driveways should be designed to
40 achieve clear sight lines. Site access and circulation should conform whenever feasible
41 to the following standards:

1
2 A. Where a site or lot has frontage on two or more roads, the access to the site
3 should be provided to the site from the lower classified road, unless there is less potential
4 for traffic congestion and for hazards to traffic and pedestrian movement from the higher
5 classified road;
6

7 B. Where necessary to safeguard against hazards to traffic and pedestrians
8 and/or to avoid traffic congestion, the city should require that provisions shall be made for
9 turning lanes, traffic directional islands, service roads, driveways and traffic controls within
10 the road. It is the further objective of the BCE zone to minimize curb cuts and driveways
11 by denying direct access for any new lots converted after October 11, 1993;
12

13 C. Access driveways should be designed with sufficient capacity to avoid
14 queuing of entering vehicles on any road or street;
15

16 D. Where topographic and other conditions are reasonably usable, provision
17 should be made for circulation driveway connections to adjoining lots of similar existing or
18 potential use when such driveway connection will facilitate fire protection services or when
19 such driveway will enable the public to travel between two existing or potential uses, open
20 to the public generally, without need to travel upon a street;
21

22 E. There should be no more than one driveway connection from any site or lot
23 to any street, except where separate entrances and exit driveways may be necessary to
24 safeguard against hazards and to avoid congestion. Additional driveways should also be
25 considered for large tracts and uses of extensive scope, if traffic flow on adjacent roads
26 will be facilitated by the additional connections;
27

28 F. Each access driveway shall be located and designed so as to cause the least
29 practical interference with the use of adjacent property and with the movement of
30 pedestrian or vehicular traffic;
31

32 G. Access driveway widths shall have the following dimensions:
33

34 1. A minimum of twelve feet for all one-way driveways; one-way driveways shall
35 not exceed fifteen feet;
36

37 2. A minimum of twenty-four feet for all two-way driveways; two-way driveways
38 shall not exceed twenty-five feet.
39

40 H. The design objective within the BCE district shall be to allow no more than
41 two driveways for each two hundred feet of street frontage on any lot. When a site is

developed or redeveloped in the BCE district, excess driveways shall be eliminated or relocated when possible to achieve this objective. Circulation driveways are encouraged to minimize excess curb cuts and driveways.

I. Notwithstanding the provisions of this subsection, the director of planning and zoning may in his/her discretion modify the site access criteria for sites developed for all uses in the BCE district based on the adjacent road configuration, the location and constraints of the specific site and the nature and density of the proposed uses and structures.

Sec. 21.75.130 Multiple structures on a zoning lot.

Notwithstanding the provisions of Section 21.06.050, a multi-family residential use in a BCE district shall be permitted to contain more than one principal residential building, including a building containing a mix of residential and other BCE district uses, on a zoning lot.

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that this Ordinance shall take effect from the date of its passage.

ADOPTED this 9th day of December, 2002.

ATTEST:

THE ANNAPOLIS CITY COUNCIL

Deborah Heinbuch, CMC/AAE
City Clerk

BY: _____
ELLEN O. MOYER, MAYOR

EXPLANATION:

Redlining indicates matter added to existing law.
~~Strike Out indicates matter deleted from existing law.~~
Underlining and redlining indicate amendments.

1